

BASIS OF BEARINGS

LAND PARTITION PLAT NO. 2009-07
CALCULATED BEARING N80°52'10"E
BETWEEN FOUND PINS - AS SHOWN

NARRATIVE

THIS MAP WAS PREPARED AT THE REQUEST OF GREGG SUTTON AND KRISTINE SUTTON, OWNERS OF THE LAND DESCRIBED IN DEED INSTRUMENT NUMBER 20231351, DEED RECORDS OF GRANT COUNTY, OREGON. PER THE CITY OF MT. VERNON'S EXEMPTION DETERMINATION NO. 2024-01, THE SUBJECT PROPERTIES ARE ELIGIBLE FOR THIS PROPERTY LINE ADJUSTMENT. THE PURPOSE OF THIS PROJECT WAS TO CONFIRM THAT RECORD MONUMENTS WERE IN PLACE AND STILL WITHIN ACCEPTABLE TOLERANCE AND TO MAP THE PROPERTY LINE ADJUSTMENT DESCRIBED IN DEED INSTRUMENT NO. 20240529.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. I FOUND THE FOLLOWING RELEVANT LAND PARTITION PLATS IN THE COUNTY SURVEY RECORDS: 97-06, 2008-07 AND 2009-07. FIELD MEASUREMENTS WERE MADE TO LOCATE THE PERTINENT MONUMENTS FROM THESE SURVEYS. THE FOUND MONUMENTS SHOWN HEREON ARE ACCEPTED AND UTILIZED AS CONTROL FOR THIS SURVEY.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALCULATED BEARING BETWEEN FOUND PINS SHOWN ON LAND PARTITION PLAT NO. 2009-07, AS SHOWN. I FOUND NO UNUSUAL CIRCUMSTANCES DURING MY FIELD SURVEY. IT WAS NOT NECESSARY TO SET NEW PINS FOR THIS PROPERTY LINE ADJUSTMENT. GOD BLESS AMERICA.

REFERENCES

LAND PARTITION PLAT NO'S 97-06, 2008-07 & 2009-07
DEED RECORD INSTRUMENT NO.'S 20160762, 20231351 & 20240529

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER FROM LAND PARTITION NO. 2008-07
- FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP MARKED CORNERSTONE SURVEYING INC FROM LAND PARTITION NO. 97-06
- ▲ FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING FROM LAND PARTITION NO. 2009-07
- () RECORD BEARING AND DISTANCE: LAND PARTITION NO. 2009-07
- x-x-x FENCE LINE
- ▨ TRACT OF LAND DESCRIBED IN DEED INSTRUMENT NO. 20240529: LEQUIEU TO SUTTON

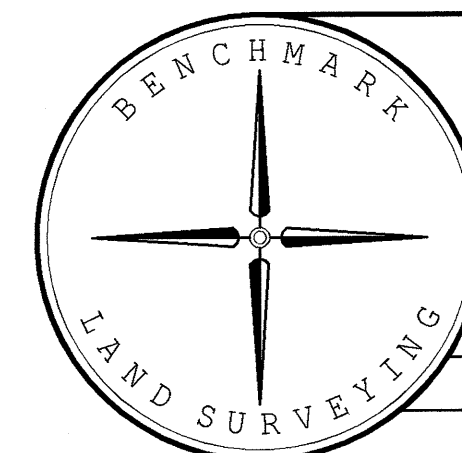
RECEIVED AND FILED
GRANT COUNTY SURVEYOR

APR 3 2024

BY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2024



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
541-575-1251 ~ benchmarkls.com

A PROPERTY LINE ADJUSTMENT
BETWEEN PARCELS 2 AND 3 OF LAND PARTITION NO. 2009-07
SITUATED IN THE SE1/4 SECTION 21, T.13S., R.30E., W.M.,
CITY OF MT. VERNON, GRANT COUNTY, OREGON

SURVEYED FOR	SUTTON AND LEQUIEU
SURVEYED BY	MCS 3/28/2024
SCALE: 1"=50'	DRAWN BY: MCS

RECORD MAP OF SURVEY NO. 2223